

**Place:** Raymond High School; Media Center  
**Call to Order:** 7:00 p.m.

**Members Present:** Jonathan Wood, Chair; Bill Cantwell, Vice Chair; Moe Titcomb, Secretary; Bill Hoitt, Board of Selectmen Ex-officio; Doug Vogel; Gretchen Gott; Jim Kent; Don Hedman, Alternate; Jason Pelletier, Alternate.

**Members Absent:** None.

**Staff Present:** Ernest Cartier Creveling, Community Development Director; Robert Price, Planning Technician.

**Pledge of Allegiance**

**Public Hearing – Town of Raymond/Pond Road Paper Corrections**

Application #2011-004 – *An application has been submitted by the Town of Raymond to accomplish the following: to relocate the platted Pond Road right-of-way (which is inaccurately reflected) to the location of Pond Road as it currently exists, pursuant to RSA 674:40(I)(b). Also, to show the portions of Map 29-3, Lot 14 which will be deeded to Map 29-3, Lots 10, 11, 12 & 13 from the Town of Raymond, and to clarify the boundary of Map 29-3, Lots 10, 11, 12 & 13. Also, to convey approximately 4,697 square feet of land from Map 29-3, Lot 11 to Map 29-3, Lot 10 as shown on the plan. Finally, the Planning Board will provide a recommendation to the Board of Selectmen as to whether or not the deeding of land from the Town of Raymond (Map 29-3, Lot 14) to Map 29-3, Lots 10, 11, 12 & 13 should be accomplished, pursuant to RSA 41:14-a.*

Members Sitting for this Hearing: Jonathan Wood; Bill Cantwell, Moe Titcomb, Bill Hoitt, Jim Kent, Gretchen Gott, Doug Vogel.

Applicants/Agents Present: N/A

Abutters/Public Present: Harvey & Tracy Lang, 4 Pond Road; Mark & Jodi Robinson, 6 Pond Road; Kevin Chamberlain, 26 Essex Drive.

Mr. Cartier Creveling stated it was discovered, during the course of the development of the Stone Creek Village subdivision (an extension of Pond Road), that the old portion of Pond Road was constructed in the wrong location. He stated the purpose of this hearing is to simply make the paperwork match what was physically constructed. He noted if any of the owners of the five affected lots were to sell their home, apply for financing, etc, then the title work would reveal the conflict and cause problems. He noted the developer of the Stone Creek Village project put up the money to pay for a survey so the Town could go through the process of correcting the errors.

Mr. Vogel questioned if it were correct to leave out the small strip of land located between Pond Road and Map 29-3, Lot 9. Mr. Wood noted that this plan was prepared by lawyers and surveyors. Mr. Cantwell stated Lot 9's deed is not affected currently, and should likely not be tweaked further.

**PUBLIC COMMENT**

Mr. Robinson asked if the rear portions of the affected lots will be defined. Mr. Cartier Creveling noted the rear portions of the lots goes back to the railroad right of way.

Mr. Chamberlain stated his private well, if the survey is approved, will be located on Town-owned property, and not his own property. He noted he currently has Town water, but uses the well for irrigation purposes.

Mr. Vogel asked if the well location is a concern that should be dealt with. Mr. Cartier Creveling stated approving the survey will not change anything on the ground, as the well may have always been located on Town property. He added that the purpose of this plan is to correct the issue with the paper street. He added if the well is an issue, it can be dealt with independently.

Ms. Gott expressed concern that the small strip of land is not being included. Mr. Cartier Creveling stated the Board can include it in their motion, and he will discuss the action with Legal Counsel. He added if anything needs to be corrected the Board can adjust their action at the next meeting.

**MOTION:** Mr. Cantwell made a motion, seconded by Mr. Titcomb, that the Planning Board:

1. In accordance with RSA 674:40 (I)(b) , approve the location of Pond Road as represented on the plan entitled “ Right of Way Relocation and Lot Line Adjustment Plat”, dated November 01, 2010, with a revision date of March 02, 2011;
2. Approve the associated lot line adjustment between the relocated roadway and the following lots, Lot 10, 11, 12 and 13 of Tax Map 29-3 as shown on the above referenced plan;
3. Recommend that the Selectmen hold a public hearing pursuant to RSA 41:14-a and approve the conveyance of portions of Lot 14 to Lots 10,11, 12 and 13 as shown on the above referenced plan;
4. Recommend that the Selectmen approve the issuance of release deeds of the paper street as shown on the above referenced plan to Lots 10, 11, 12 and 13;
5. Approve the lot line adjustment as shown on the above referenced plan between Lots 10 and 11.

**All subject to the following conditions:**

- a. That the Selectmen vote to release the paper street as described above;
- b. That the Selectmen vote to convey portions of Lot 14 as described above.

The motion carried with a vote of 5-0-2, with Ms. Gott and Mr. Hoitt abstaining.

**Public Hearing – NH Electric Cooperative Site Plan**

*Application #2011-001 – An application for site plan review has been submitted by McCourt Engineering Associates, PLLC on behalf of New Hampshire Electric Cooperative. The applicant is proposing construction of a 12’ x 24’ equipment shelter and a 100’ microwave tower. The applicant was granted a Variance by the Zoning Board of Adjustment on December 08, 2010 for construction of a microwave tower 39 feet above the existing tree line. The applicant was also granted a Special Exception from the*

*ZBA on December 08, 2010 allowing them to seek approval of this proposal from the Planning Board. The property is shown on Raymond Tax Map 38, Lot 6; 266 Route 27.*

Members Sitting for this Hearing: Jonathan Wood; Bill Cantwell, Moe Titcomb, Bill Hoitt, Jim Kent, Gretchen Gott, Doug Vogel.

Applicants/Agents Present: Jenn McCourt of McCourt Engineering Associates, PLLC; Peter Phipps of NH Electric Cooperative.

Abutters/Public Present: None.

Mr. Cartier Creveling stated the application can be accepted as complete for review purposes.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Titcomb, to accept Application #2011-001 as complete for review purposes. The motion carried with a unanimous vote of 7-0-0.

Mr. Cartier Creveling noted this application is for a 100' tall microwave tower. He noted the applicant was granted a variance for height of the tower and a Special Exception allowing them to apply for a site plan.

Ms. McCourt stated the purpose of this application is to increase communication between the main office in Plymouth and all individual NH Electric Cooperative (NHEC) communities. She noted this application stems from the 2008 ice storm event.

Ms. McCourt noted there is an existing utility pole near the entrance of the site that has a communications antenna affixed to it. She noted this antenna will be moved to the tower, if approved.

Ms. McCourt added the tower is for the specific use of NHEC, however NHEC is offering space to the Town for public safety communications, if desired. Ms. McCourt noted there will be no commercial service allowed on the tower.

Ms. McCourt added eventually, the tower will be able to communicate remotely with electric meters for meter reading and power management purposes.

Ms. McCourt noted that the road sits much higher than the site itself. As a result, the tower will be more difficult to see than one might expect.

Mr. Hoitt asked if a lighted beacon would be needed at the top of the tower. Ms. McCourt replied the tower's height is below the threshold for such a requirement.

Mr. Kent asked if the tree cover in the area is mostly white pine. Ms. McCourt saided for the most part yes, but there are come deciduous trees scattered throughout the area.

Mr. Kent asked what color the tower would be. Ms. McCourt replied a typical gray steel color.

PUBLIC COMMENT

Mr. Hedman, speaking as a citizen, asked if the tower would interfere with any radio or television signals. Mr. Phipps replied there will not be any interference between the microwave dish and radio or television waves.

REGIONAL IMPACT DETERMINATION

Mr. Wood polled the Board to determine if Application #2011-001 could be construed as having regional impact based upon the criteria set forth in RSA 36:55.

POLL RESULTS

Mr. Kent – No  
Ms. Gott – No  
Mr. Hoitt – No  
Mr. Titcomb – No  
Mr. Cantwell – No  
Mr. Vogel – No  
Mr. Wood – No

As a result of the poll, it was determined Application #2011-001 does not have regional impact.

MOTION: Mr. Vogel made a motion, seconded by Mr. Cantwell, to approve Application #2011-001 as presented by McCourt Engineering Associates, PLLC on behalf of New Hampshire Electric Cooperative, for property shown on Raymond Tax Map 38, Lot 6; 266 Route 27.

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be completed within six (6) months, unless otherwise specified, or this approval shall become null and void.

The following are conditions precedent:

- a. The applicant must obtain all required local, State and Federal permitting for the project, and provide copies of same to the Community Development Department;
- b. All fees authorized to be charged to the applicant pursuant to the Raymond Site Plan Review Regulations including, but not limited to application fees, costs of special studies, and legal and engineering review, shall be paid by the applicant;
- c. Deeds, easements, conservation easements, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
- d. The applicant shall address, to the satisfaction of the Town's Review Engineer, any remaining engineering issues identified during peer review. Written concurrence, from the Town's Review Engineer and the Raymond Community Development Director, with the design corrections of any identified engineering issues shall be required prior to final plan approval.

- e. A Performance Agreement shall be executed between the Town of Raymond and the Applicant within 30 days, or April 24, 2011. **Failure to execute the required agreement will result in plan approval revocation.**
2. The following items must be completed within twelve (12) months of the completion of conditions precedent for this project to constitute "active and substantial development or building" pursuant to RSA 674:39:
  - a. Construction of equipment shelter and tower, and completion of all other improvements as represented on the approved site plan.
3. The following items must be completed for this project to constitute "substantial completion of the improvements" pursuant to RSA 674:39:
  - a. Construction of equipment shelter and tower, and completion of all other improvements as represented on the approved site plan.
4. Estimates for all improvements shall be provided by the Applicant for review and approval by the Raymond Public Works Director or his designee. These estimates will be utilized to establish an inspection escrow account (equal to 4% of the estimated cost of improvements), which must be in place with the Town of Raymond prior to the start of any site work. Additionally, these estimates will be used as the basis for computing the Surety/Performance Bond to be provided by the Applicant in favor of the Town of Raymond prior to the issuance of a building permit by the Raymond Code Enforcement Officer. Surety/Performance Bond values shall be based upon the value of unfinished work at the time of the issuance of a Certificate of Occupancy, plus a 10% contingency.
5. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
  - a. N/A
6. This approval is subject to the following approvals, as granted by the Raymond Zoning Board of Adjustment:
  - a. Variance to allow construction of a microwave and radio signal tower 39 feet above the existing tree line where only 20 feet is allowed (issued December 08, 2010).
  - b. Special Exception allowing the applicant to seek site plan approval for the placement of a 100-foot, microwave and radio signal tower in the C.1 Zone (issued December 08, 2010).
7. Off-site improvement fees for specific deficiencies found to have a rational nexus to this project are as follows: *(describe in detail and amount)*
  - a. N/A
8. Other Conditions imposed by the Planning Board:
  - a. N/A

The motion carried with a unanimous vote of 7-0-0.

**Public Hearing – Access Sports Medicine Site Plan**

*Application #2011-003 – An application for site plan review has been submitted by Jones & Beach Engineers, Inc. on behalf of Brookdale Properties, LLC. The applicant proposes to raze an existing building and replace it with a new two story, 5,900 square foot medical office building. The property is shown on Raymond Tax Map 29, Lot 72; 6 Freetown Road.*

*Members Sitting for this Hearing: Jonathan Wood; Bill Cantwell, Moe Titcomb, Bill Hoitt, Jim Kent, Gretchen Gott, Doug Vogel.*

*Applicants/Agents Present: Joe Coronati of Jones & Beach Engineers, Inc.; Dave Lauze of Chinburg Builders, Inc.*

*Abutters/Public Present: None.*

Mr. Cartier Creveling stated the application can be accepted as complete for review purposes.

**MOTION:** Mr. Cantwell made a motion, seconded by Mr. Vogel, to accept Application #2011-003 as complete for review purposes. The motion carried with a unanimous vote of 7-0-0.

Mr. Cartier Creveling stated the old Freetown Yankee Food Market building that was sitting on the site has now been torn down, and is being removed. He noted the applicant owns the property and obtained the proper permitting to do so. He added this project has been reviewed by Altus Engineering once already, and the applicant, earlier this week, issued their first response. He added he spoke with Eric Weinrieb of Altus Engineering today, who informed him that he does not see any significant issues remaining that can't be straightened out through the normal peer review process.

Mr. Cartier Creveling noted one waiver would need to be required if the Board accepts the plan as designed, and that would be for site lighting. He noted the applicant has prepared a waiver request form for the Board's consideration.

Mr. Coronati noted the applicant is currently located on Route 27, and wanted to relocate and expand their office.

Mr. Coronati explained the former building was 3,672 square feet, and had overhead electric, as well as a private well and a failed septic system. He noted there are also three easements in place on the property.

Mr. Coronati stated the new building will be a smaller footprint, and will utilize Town water, as well as underground electric. He added that the existing sign will be refaced and reused, but most everything else will be removed and replaced.

Mr. Coronati explained the drainage patterns will remain the same – water will all end up at the rail-trail and head west toward the wetland behind Hannaford.

Mr. Coronati explained the applicant wants to tie in to the Town Water system. As a result, they will need to drill under Dunkin Donuts and bring a 4" main under Route 107 to the building, as the water line is on the other side of the road.

Mr. Coronati stated they are proposing to have generators, air conditioning units and a trash enclosure located behind the building.

Mr. Wood asked about the pavement on site. Mr. Coronati noted they will do a pavement overlay.

Mr. Hoitt asked if any fire hydrants are being added. Mr. Coronati replied none are being proposed, as they are bringing the water line under the road and installing a sprinkler system in the new building.

Mr. Coronati explained they are requesting a waiver from site lighting requirements, noting that lighting is lower than required in some areas.

#### REGIONAL IMPACT DETERMINATION

Mr. Wood polled the Board to determine if Application #2011-003 could be construed as having regional impact based upon the criteria set forth in RSA 36:55.

#### POLL RESULTS

Mr. Kent – No

Ms. Gott – No

Mr. Hoitt – No

Mr. Titcomb – No

Mr. Cantwell – No

Mr. Vogel – No

Mr. Wood – No

As a result of the poll, it was determined Application #2011-003 does not have regional impact.

The Board next reviewed the applicant's waiver request from the site lighting requirements.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Vogel, to grant the requested waiver from the Town of Raymond Site Plan Review Regulations, Outdoor Lighting Design Standards, Lighting Table, Medium Density, Minimum parking lot luminance requirement of 0.6 footcandles. The motion carried with a unanimous vote of 7-0-0.

Mr. Coronati stated the applicant would like to receive a conditional approval tonight, as they have an aggressive schedule, and would like to be open in August. He noted the septic approval has already been received from the State, and they have already been through one review with Altus.

Mr. Kent stated the site lighting waiver needs to be listed on the plans.

Mr. Kent stated he did not see a note on the plan about the required lock box. Mr. Coronati stated he would add the note to sheet C2.

Ms. Gott expressed concern with the design of the sidewalk, as that design has a tendency to cause a tripping hazard.

#### PUBLIC COMMENT

There was no public comment.

Mr. Cartier Creveling stated there is a concern with landscaping in the easement area. He stated the applicant needs to provide permission from Sampson Supermarkets, the owner of the abutting Hannaford site, in order for the proposed landscaping to occur.

There was a discussion about the snow storage at the north of the site. It was suggested that it be relocated to the southern part of the site so as to not impede driver visibility. Mr. Coronati noted the applicant will have to remove any snow that cannot be stored on the site.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Kent, to approve Application #2011-003 as presented by Jones & Beach Engineers, Inc. on behalf of Brookdale Properties, LLC, for property shown on Raymond Tax Map 29, Lot 72; 6 Freetown Road.

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be completed within six (6) months, unless otherwise specified, or this approval shall become null and void.

The following are conditions precedent:

- a. The applicant must obtain all required local, State and Federal permitting for the project, and provide copies of same to the Community Development Department;
- b. All fees authorized to be charged to the applicant pursuant to the Raymond Site Plan Review Regulations including, but not limited to application fees, costs of special studies, and legal and engineering review, shall be paid by the applicant;
- c. Deeds, easements, conservation easements, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
  01. Written correspondence from the applicant's attorney indicating that the easements existing over this lot are in order, will satisfy this condition. Otherwise, the Planning Board's Legal Counsel will review the easements.
- d. The applicant shall address, to the satisfaction of the Town's Review Engineer, any remaining engineering issues identified during peer review. Written concurrence, from the Town's Review Engineer and the Raymond Community Development Director, with the design corrections of any identified engineering issues shall be required prior to final plan approval.
- e. The applicant shall provide written correspondence from Sampson Supermarkets, Inc. (owner of Map 29, Lot 71) granting permission for the applicant to conduct landscaping work beyond the easement area. If such permission cannot be obtained, then the applicant shall return to the Planning Board with a revised landscaping plan.
- f. A Performance Agreement shall be executed between the Town of Raymond and the Applicant within 30 days, or April 24, 2011. **Failure to execute the required agreement will result in plan approval revocation.**



2. The following items must be completed within twelve (12) months of the completion of conditions precedent for this project to constitute "active and substantial development or building" pursuant to RSA 674:39:
  - b. Demolition of all structures proposed for removal, completion of sufficient site work to enable installation of site infrastructure, including water supply and other underground installations.
3. The following items must be completed for this project to constitute "substantial completion of the improvements" pursuant to RSA 674:39:
  - b. Construction of new building and completion of all other improvements as represented on the approved site plan.
4. Estimates for all improvements shall be provided by the Applicant for review and approval by the Raymond Public Works Director or his designee. These estimates will be utilized to establish an inspection escrow account (equal to 4% of the estimated cost of improvements), which must be in place with the Town of Raymond prior to the start of any site work. Additionally, these estimates will be used as the basis for computing the Surety/Performance Bond to be provided by the Applicant in favor of the Town of Raymond prior to the issuance of a building permit by the Raymond Code Enforcement Officer. Surety/Performance Bond values shall be based upon the value of unfinished work at the time of the issuance of a Certificate of Occupancy, plus a 10% contingency.
5. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
  - a. Town of Raymond Site Plan Review Regulations, Outdoor Lighting Design Standards, Lighting Table, Medium Density, Minimum parking lot luminance requirement of 0.6 footcandles (granted March 24, 2011)
6. This approval is subject to the following approvals, as granted by the Raymond Zoning Board of Adjustment:
  - c. N/A
7. Off-site improvement fees for specific deficiencies found to have a rational nexus to this project are as follows: *(describe in detail and amount)*
  - a. N/A
8. Other Conditions imposed by the Planning Board:
  - a. Add a note to Sheet C2, regarding the location of the lock box.
  - b. The site lighting waiver shall be added to the plan.
  - c. The applicant shall design a six foot tip down for handicapped access on both sides of the front entrance.

The motion carried with a unanimous vote of 7-0-0.

#### **Public Hearing – Fraser Subdivision**

*Application #2011-005 – A subdivision application has been submitted by Blaisdell Survey, LLC on behalf of Robert Fraser. The applicant proposes to subdivide a lot of 5.1677 acres into two lots, one lot consisting of 3.0383 acres, and the other lot consisting of 2.1294 acres. The property is shown on Raymond Tax Map 20, Lot 56; located across from addresses 78-90 Green Road.*

Members Sitting for this Hearing: Jonathan Wood; Bill Cantwell, Moe Titcomb, Bill Hoitt, Jim Kent, Gretchen Gott, Doug Vogel.

Applicants/Agents Present: Roscoe Blaisdell of Blaisdell Survey, LLC.; Robert Fraser, property owner.

Abutters/Public Present: Stephen Reardon, 80 Green Road; Michael Vaillancourt, 82 Green Road; Denise Mitchell, 77 Green Road.

Mr. Vogel disclosed that he lives in this area, but does not have any bias toward this application.

Ms. Gott disclosed she lives on the same road, but does not have any bias toward this application.

Mr. Cartier Creveling stated the application can be accepted as complete for review purposes.

**MOTION:** Mr. Cantwell made a motion, seconded by Mr. Kent, to accept Application #2011-005 as complete for review purposes. The motion carried with a unanimous vote of 7-0-0.

Mr. Wood asked if this application went before the Technical Review Committee. Mr. Cartier Creveling replied no, adding the applicant requested to go straight to the Planning Board.

Mr. Wood read the zoning determination into the record. A copy of the zoning determination is on file in the Community Development Department.

Mr. Wood asked the distance between the two building envelopes. Mr. Blaisdell replied approximately 120 feet.

Mr. Cantwell asked if there was any purpose, other than making a lot of two acres, for having the long, narrow strip of land. Mr. Blaisdell stated that is the exact reason for the long, narrow strip of land. He stated if he moves the line, it will take away the best building area for the lot.

Mr. Blaisdell stated it is important to note that the right-of-way is 100 feet here, as opposed to a typical 50 feet. He stated it looks as though there is more than enough space to build, but when taking the right-of-way into account, it hampers the design greatly.

Mr. Cantwell stated he is concerned with the awkward shape of the lot.

Mr. Vogel stated he is concerned with the fact that the second house is not shown on the plan when that is the ultimate goal of this plan.

Ms. Gott stated the Planning Board works hard to avoid oddly shaped lots, such as this. She stated she understands there is probably not another way to design the lot while being compliant with Zoning. She added there may be a reason this is only one lot to begin with.

Mr. Wood asked if the Board had the ability to approve a lot less than two acres in size in Zone B. Mr. Cartier Creveling replied a variance would be required to design a lot less than two acres in size in this zone.

PUBLIC COMMENT

Mr. Reardon stated there is no positive aspect to this plan for the homeowners in the area. He stated he is looking at a decrease in property value because the existing buffer of trees mitigates noise from Route 101. He stated he is concerned that the buffer of trees would be cut, exposing his, and all the other lots to additional road noise. He stated his request that the Board not approve the subdivision.

Mr. Blaisdell noted there will be 120 feet of buffer between Route 101 and the building envelope.

Mr. Vaillancourt stated he understands and appreciates the efforts of the builder to maximize his profit however the area is not suited for a second home. He stated the highway noise is already difficult to deal with, and this proposal will only make it worse. He added the house already under construction is quite close to the road. He stated personally he has two acres and uses 95% of it – things will expand over time.

Mr. Vaillancourt added there is a significant amount of runoff from Watson Hill Road that flows toward this lot. He stressed having a well here is concerning as the threat of contamination is pretty high. He asked the Board to not approve the application.

Ms. Mitchell stated she has a private location, and construction of a house next door will take away from that. She added the wetland on the property is quite large, and requested the Board to deny the application.

Mr. Blaisdell stated the new house will be about 1,000 feet away from Ms. Mitchell's home. He added the wetland on the property goes through a series of culverts and then runs off the property. He noted there is almost an acre of dry land that can be used.

Mr. Wood noted the house currently under construction is situated below the roadway. He asked how far below the road it sits. Mr. Blaisdell approximated 10 feet.

Mr. Cartier Creveling quoted Article IV, Section 4.4 of the Town of Raymond Subdivision Regulations for the Planning Board:

**4.4 CHARACTER OF LAND FOR SUBDIVISION**

*All land to be subdivided shall, in the judgment of the board, be of such a character that it can be used for building purposes without danger to public health or safety or to the environment. Land subject to periodic flooding, poor drainage or other hazardous conditions shall not ordinarily be judged suitable for building purposes. Lot lines for newly proposed lots shall be perpendicular to the right-of-way. Proposals to subdivide land with inadequate capacity for sanitary sewage disposal may be required to provide additional acreage per lot, over the amount specified in the Zoning Ordinance.*

Mr. Titcomb stated he does not like the layout of the lot.

Ms. Gott stated she, too, is struggling with the shape of the lot. She stated the cleaner option would have been for the applicant to seek a variance. She expressed concern that this is a manipulation of the rules in order to meet dimensional requirements.

Mr. Hoitt stated he is unsure that the Board has the right to deny the application based on shape of the lot, alone.

Mr. Cartier Creveling stated the applicant has identified buildable areas, but in order to do this, the lot was manipulated into an odd shape to meet basic size requirements. He stated the lot is unusual, without question. He stated the Board needs to have a good reasoning for whatever it decides.

**MOTION:** Ms. Gott made a motion, seconded by Mr. Titcomb, to deny application #2011-005 based on the strange shape of the lot, which does not appear to lend itself to good utilization of the land, and also due to Article IV, Section 4.4 of the Town of Raymond Subdivision Regulations – Character of Land for Subdivision. The motion carried with a vote of 6-0-1, with Mr. Hoitt abstaining.

**Other Business**

*Members Sitting for this Discussion:* Jonathan Wood; Bill Cantwell, Moe Titcomb, Bill Hoitt, Jim Kent, Gretchen Gott, Doug Vogel.

Mr. Cartier Creveling noted he is working on getting a proposal for a corridor study for Route 102. He added at the last work session on March 17, the issue of needing a cost of community services study was raised. He stated he went to a couple different websites to review the results of such studies, and then spoke with Jack Munn of Southern NH Planning Commission. It was concluded that the results of such studies are pretty certain – that no development is least costly, commercial/industrial development costs more, but the Town still takes in more than it spends, and the most costly is residential development.

The Planning Board heard reports from its members serving on other boards and committees.

**Adjournment**

**MOTION:** Mr. Cantwell made a motion, seconded by Mr. Vogel, to adjourn. The motion carried with a unanimous vote of 7-0-0. The meeting adjourned at approximately 9:50 p.m.

Respectfully submitted,

Robert Price  
Planning Technician